113.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	578,800 / 578,800
					USE VALUE:	578,800 / 578,800
					ASSESSED:	578,800 / 578,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARA KELLY C
Owner 2:	
Owner 3:	
Street 1:	149 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERRIER KAREN A/ TRUSTEE -
Owner 2:	PERRIER FAMILY REALTY TRUST -
Street 1:	30 HAMPTON TOWNE
Twn/City:	HAMPTON
St/Prov:	NH Cntry:
Postal:	03842

NARRATIVE DESCRIPTION

This parcel contains 3,198 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3198.000	217,600		361,200	578,800
Total Card	0.073	217,600		361,200	578,800
Total Parcel	0.073	217,600		361,200	578,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.19 | /Parcel: 452.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71825
GIS Ref	
GIS Ref	
Insp Date	08/09/18

!8737!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,700	0	3,198.	361,200	578,900	578,900	Year End Roll	12/18/2019
2019	101	FV	186,800	0	3,198.	356,000	542,800	542,800	Year End Roll	1/3/2019
2018	101	FV	193,000	0	3,198.	273,400	466,400	466,400	Year End Roll	12/20/2017
2017	101	FV	193,000	0	3,198.	258,000	451,000	451,000	Year End Roll	1/3/2017
2016	101	FV	193,000	0	3,198.	237,300	430,300	430,300	Year End	1/4/2016
2015	101	FV	182,200	0	3,198.	221,900	404,100	404,100	Year End Roll	12/11/2014
2014	101	FV	182,200	0	3,198.	204,300	386,500	386,500	Year End Roll	12/16/2013
2013	101	FV	182,200	0	3,198.	204,300	386,500	386,500		12/13/2012

PRINT

Date	Time
12/10/20	23:16:52

LAST REV

Date	Time
04/13/20	13:54:03
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8737

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRIER KAREN A	73289-594		9/17/2019	Change>Sale	510,000	No	No		
PERRIER ELEANOR	73033-26	1	7/31/2019	Convenience	1	No	No		
	12078-342		9/21/1971		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2019	1473	Renovate	22,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	163	PATRIOT
3/10/2000	Inspected	270	PATRIOT
2/7/2000	Measured	263	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3198		Sq. Ft.	Site		0	70.	1.61	6									361,158						361,200	

Total AC/HA:	0.07342	Total SF/SM:	3198	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	361,158	Spl Credit		Total:	361,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	166.632
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315412
Depreciation:	97778
Depreciated Total:	217634

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

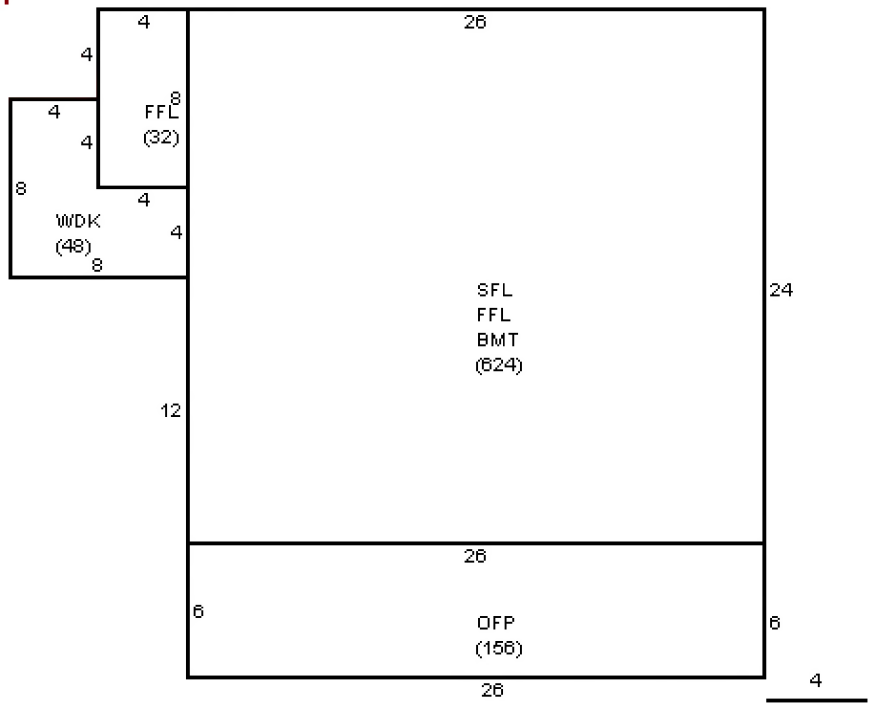
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.63
Special Features:	0	Val/Su Net:	103.23
Final Total:	217600	Val/Su SzAd	170.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	166.630	109,311
BMT	Basement	624	49.990	31,194
SFL	Second Floor	624	166.630	103,979
OFP	Open Porch	156	26.740	4,171
WDK	Deck	48	15.800	758

Net Sketched Area:	2,108			Total:	249,413
Size Ad	1280	Gross Are	2108	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc